SHEET 1 OF 2

## MT. PITT ESTATES

Located in the N.W. 1/4 of Section 10, T.36S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

October 12, 2020

SURVEY FOR: Janakes Family LLC P.O. Box 8494 Medford, OR. 97501

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a Brass Cap found set in concrete for the Southeast corner of Donation Land Claim No. 47 in Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence along the Southerly line of said Claim No. 47, South 89° 31' 41" West (record = South 89° 52' 30" West), 2903.50 feet; Thence South 0° 09' 37" East, 30.00 feet to intersect the Southerly right-of-way line of Alta Vista Road at a Tack with Washer set in lead for the Northeasterly corner of tract described in Instrument No. 2019-015578 of the Official Records of said County for THE INITIAL POINT OF BEGINNING, Thence along the said Southerly Road line, South 89° 31' 41" West, 222.09 feet to a Tack with Washer set in tead for the Northwesterly corner of said tract; Thence leaving the said Alta Vista Road line along the Easterly right-of-way line of Hidden Valley Drive, South 12° 43′ 37" West, 270.60 feet (record = South 13° 03′ 29" West, 270.61 feet), to a 5/8" rebar with plastic cap found set for the Southwesterly corner of said tract, also the Northwesterly corner of Lot 7 of Hidden Valley Estates in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record. Thence South 53° 57' 14" East, 147.26 feet (record = South 53° 33' 29" East, 146.96 feet) to a 5/8" rebar found set for the Northe**a**sterly corner of said Lot 7 and angle point on said tract boundary; Thence South 46° 20' 14" East, 39.69 feet (record = South 46' 34' 45" East, 39.74 feet) to a 5/8" rebar with plastic cap found set for an angle point on said tract boundary, also being the most Westerly corner of Lot 1 of said Hidden Valley Estates, Phase 1; Thence North 53° 27' 30" East, 114.45 feet (record = North 53° 46' 31" East, 114.39 feet) to a 5/8" rebar found set for an angle point on said tract boundary; Thence North 89' 39' 11" East, 42.84 feet (record = West, 42.82 feet) to the Southeasterly corner of said tract; Thence along the Easterly boundary of said tract, North 0° 09' 37" West, 311.44 feet (record = North 0° 12' 20" East, 311.11 feet) to THE INITIAL POINT OF BEGINNING.

SURVEYOR ( WE

### \*\*\* DECLARATION \*\*\*

Known all men by these presents, that JANAKES FAMILY LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into Lots and Street as shown on Sheet 2, and the number and size of the Lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the Street, together with all public utility easements (PUE) as shown on Sheet 2. Declarant also hereby creates that 10-foot wide private storm drain easement across Lots 1-3 for the benefit of Lots 1, 2, 9 and 10 and across Lot 6 for the benefit of Lot 7 as shown on sheet 2. Declarant also hereby does grant to the City of Eagle Point that 2-foot wide sidewalk easement across Lot Nos. 1 and 10, and that 20-foot wide Emergency Access and Pedestrian Easement across Lot 10, and that 10-food wide storm drain easement across Lot 5 as shown on sheet 2. Declarant also hereby grant to Rogue Valley Sewer Service the 15-foot wide sewer line easement across Lot Nos. 6 and 7 for the benefit of Lot Nos. 6 and 7 as shown on sheet 2. Declarant hereby designates said subdivision as MT. PITT FSTATES

IN WITNESS WHEREOF, I MAVE SET MY HAND AND SEAL THIS 9 DAY, OF JULY

JON S. JANAKES

(Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON)

SS

COUNTY OF JACKSON)

Personally appeared the above named JON S. JANAKES acting as Vice President of JANAKES FAMILY LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of JANAKES FAMILY LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 9% day of 30%, 20 2%.

CSIGNY OTTERED NOTARY PUBLIC - OREGON OFFINT)

COMMISSION NO. 1008165

MY COMMISSION EXPIRES JANUARY 24, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21

\* \* RECEIVED \* \*
Date 7/23/21 By SJ

This survey consists of:

2 sheet(s) Map
page(s) Narrative

JACKSON COUNTY
SURVEYOR

R. 97524
We, EVERGREEN FEDERAL SAVINGS AND LOAN, are the undersigned beneficiary of certain Trust Deed dated September 3, 2019 and recorded September 13, 2019 as Document No. 2019—027293, Official Records of Jackson County, Oregon, and modified by document recorded June 12, 2020 as Document No. 2020—019543 of said Official Records, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.
Title: SVP Loan Dept
Signed this, 20 21, 20 21
Before me:  (SIGN) Mully of Erble  MILLY G. ERPLE  NOTARY PUBLIC - OREGON  (PRINT)  COMMISSION NO. 971743  MY COMMISSION EXPIRES — Sebruary 25, 2022
*** APPROVALS ***
Examined and approved this $13$ day of $5019$ , $2021$ .
JACKSON COUNTY SURVEYOR
Examined and recommended for approval this $23$ day of $3$
CITY ENGINEER
Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this, 20 20
PLANNING DIRECTOR
Examined and approved as required by O.R.S. 92.100 this <u>and</u> day of <u>suly</u> ,
ASSESSOR, DEPARTMENT OF ASSESSMENT
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the day of the day of the taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the taxes, and taxes are taxes as the taxes are taxes are taxes at taxes are taxes at taxes are taxes at taxes are taxes at taxes are taxes are taxes at taxes are taxes at taxes are taxes at taxes are taxes at taxes at taxes are taxes at taxes are taxes at taxes are taxes at taxes at taxes at taxes are taxes at ta
Approved for Recording.  7/22/2  COUNTY COMMISSIONER/ADMINISTRATOR  DATE
Approved by Rogue Valley Sewer Service.  DISTRICT ENGINEER
*** RECORDER'S CERTIFICATE ***
Filed for record, this day of and recorded in Volume of Plats on page of the Records of Jackson County,

Map 361W10BC Tax Lot No. 200

REGISTERED **PROFESSIONAL** LAND SURVEYOR Day T) Luis JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-21

> BASIS OF BEARINGS G.P.S. NAD 83 [2011] - PROJECTED ON TO GRID BEARING PER OREGON

COORDINATE REFERENCE SYSTEM [OCRS] GRANTS PASS-ASHLAND ZONE

# MT. PITT ESTATES

Located in the N.W. 1/4 of Section 10, T.36S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

October 12, 2020

SURVEY FOR: Janakes Family LLC P.O. Box 8494 Medford, OR. 97501

SURVEY BY: Kaiser Surveying 2178 Butte Falls Highway Eagle Point, OR. 97524

SHEET 2 OF 2 I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT SURVEYOR SURVEYOR

PHASE

SÚBDIVISION,

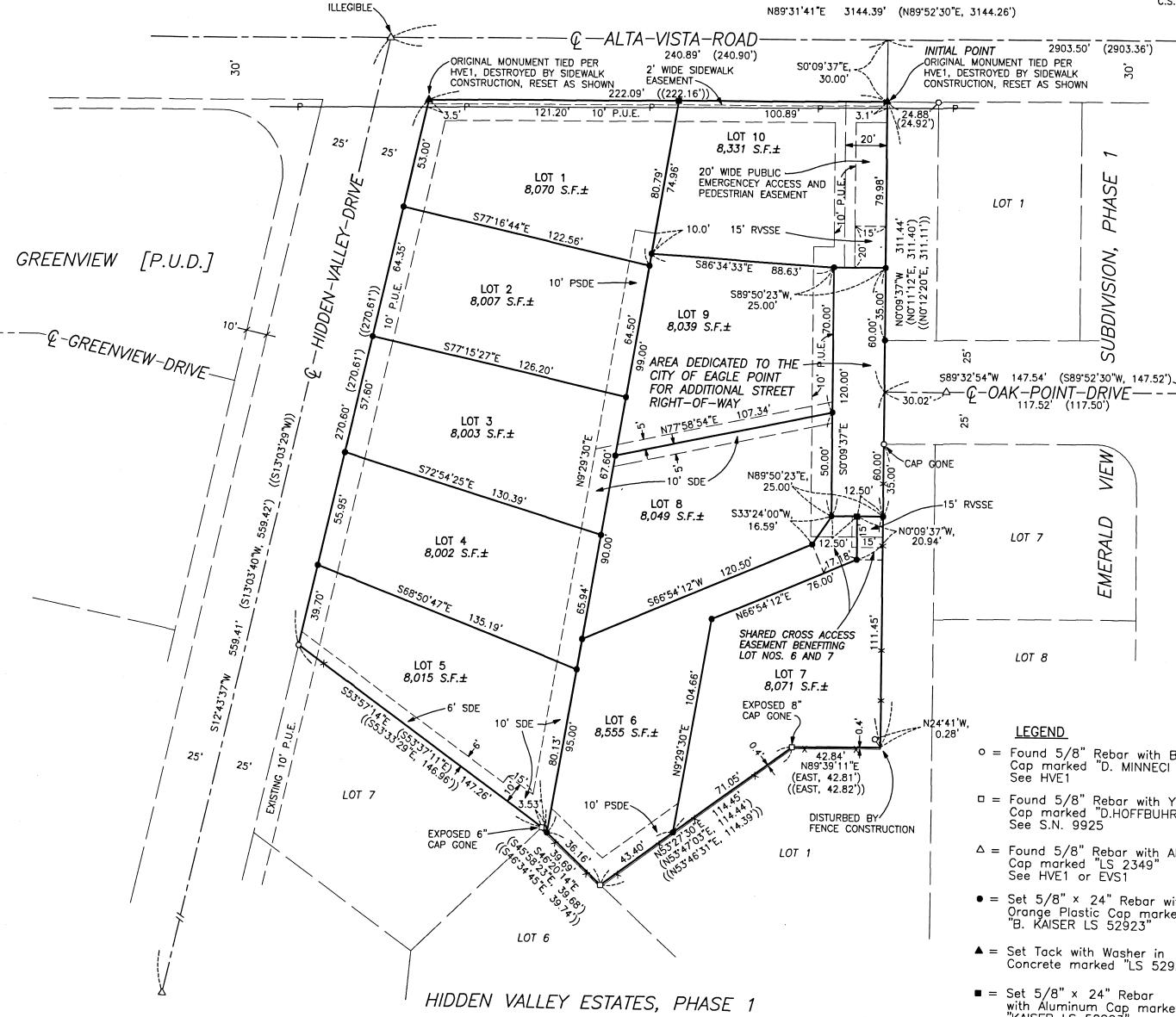
VIEW

SCALE: 1" = 40'

S.E. CORNER D.L.C. 47 FOUND 2 1/2" BRASS CAP IN CONCRETE - FLUSH

N89'31'41"E 3144.39' (N89'52'30"E, 3144.26') INITIAL POINT 2903.5 ORIGINAL MONUMENT TIED PER 2903.50' (2903.36') S0'09'37"E, HVE1, DESTROYED BY SIDEWALK CONSTRUCTION, RESET AS SHOWN 30.00'

LOT 1



LEGEND

LOT 8

LOT 7

- Found 5/8" Rebar with Blue Plastic Cap marked "D. MINNECI LS 2349" See HVE1
- = Found 5/8" Rebar with Yellow Plastic Cap marked "D.HOFFBUHR LS 1640" See S.N. 9925
- Δ = Found 5/8" Rebar with Aluminum Cap marked "LS 2349" See HVE1 or EVS1
- = Set 5/8" × 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- ▲ = Set Tack with Washer in Concrete marked "LS 52923"
- = Set 5/8" x 24" Rebar with Áluminum Cap marked "KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- P.U.E. = Public Utility Easement
- RVSSE = Rogue Valley Sewer Service Easement
- PSDE = Private Storm Drain Easement
- SDE = Public Storm Drain Easement
- HVE1 = HIDDEN VALLEY ESTATES, PHASE 1 EVS1 = EMERALD VIEW SUBDIVISION, PHASE 1
- ( ) = Record/HIDDEN VALLEY ESTATES, PHASE 1
- (( )) = Record/Instrument No. 2019-015578 O.Rand S.N. 9925

— = Overhead Power Lines

## EASEMENTS ON CURRENT TITLE REPORT

1. Deed document recorded in Vol. 28, Page 76 D.R. is for a 16-foot wide right-of-way for a wagon road along the Northerly boundary of Government Lot 3, which should fall in Alta Vista Road and not affect the subject property.

2. Documents recorded in Vol. 597, Page 208 D.R. and Instrument No. 73-04490 O.R. are both 20-foot wide power line easements. The exact location can not be determined from the documents but could be for an overhead power line near the Northerly property boundary.

3. Documents recorded in Inst. Nos. 84-05579 O.R. and 84-05639 O.R. pertain to deferred improvements between the owner of the subject property and the City of Eagle Point for improvements along the frontage of Alta Vista Road.

### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Subdivision of tract described in Instrument No. 2019-015578 O.R..

PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station and a Trimble R8 GPS receiver and Trimble TSC2 data collector. The boundaries of subject property were determined using information from Filed Survey No. 9925, and the Plat of HIDDEN VALLEY ESTATES, PHASE 1. The Northerly boundary being the Southerly right-of-way of Alta Vista Road, which was determined to be 30—feet Southerly of the South boundary of Donation Land Claim No. 47 as shown. The Westerly boundary was determined to be 25-feet Easterly of the monumented centerline of Hidden Valley Drive per said HIDDEN VALLEY ESTATES, PHASE 1. The Southerly and Easterly property boundaries were determined from found monuments from said Filed Survey No. 9925 and HIDDEN VALLEY ESTATES, PHASE 1. The Lot boundaries of this subdivision were located per the clients direction and the City approval.

\* RECEIVED \* Date 7/23/21 By 55 This survey consists of: \_\_\_\_sheet(s) Map JACKSON COUNTY SURVEYOR

Map 361W10BC Tax Lot No. 200

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